

01/11/23

LAWRENCE D. KANTOR, ESQ.

ATTORNEY AT LAW

direct: 732.264.9300

Benjamin I. Kantor (1931-1982)

Lawrence D. Kantor*

Director of the Department of Justice

State of New Jersey

* Fellow, American Academy

of Matrimonial Lawyers

+ Certified Matrimonial Mediator

Office: 58 West Front Street, Keyport, NJ 07735

January 11, 2023

Denise Nellis

Keyport Borough Planning Board

70 West Front Street

Keyport, NJ 07735

58 West Front Street

PO Box 42

Keyport, New Jersey 07735

Tel. 732.264.9300

Fax 732.888.1471

E-Fax 732-355-8100

kllaw@optimum.net

Re: 6 Hall Place, Keyport, NJ 07735

Block 103 Lots 69, 70 & 71

Dear Ms. Nellis:

Enclosed please find an original and 19 copies of an Application for variance, together with my client's check in the sum of \$300.00.

Also enclosed are the following:

- 20 copies of the denied Zoning Permit
- 20 copies of the Site Plan
- 20 copies of the Architecture Plan
- A copy of the 200 foot radius list from Keyport and Hazlet Township
- A copy of the Tax Payment Certification (Form #5)
- Original Escrow Agreement, together with a check in the sum of \$500
- Original W9

Pursuant to your request, these documents are also being submitted on the provided CD.

Thanking you for your cooperation and courtesies in this matter, I am,

Very truly yours,

LAWRENCE D. KANTOR

LDK/dl

Enc.

cc: Dimitrios Koloniariis

APPLICATION TO THE KEYPORT UNIFIED PLANNING BOARD

1. SUBJECT PROPERTY

Location: 6 Hall Place, Keyport

Tax Map: Block 103 Lot(s) 69, 70 & 71

Dimensions: Frontage _____ Depth _____ Total Area 11,038 sq. ft.

Zone District: RA

Location of the property is approximately 0 feet from the intersection of
Hall Place and Brooks Avenue

The property is located within 200 feet of another municipality: ☒ NO ☐ YES
If yes, name of municipality _____

The property fronts on a County Road or State Hwy: ☒ NO ☐ YES
COUNTY ROUTE NO. _____ STATE HWY NO. _____

2. APPLICANT INFORMATION

Full Legal Name: Dimitrios and Cynthia Koloniaris

Address: 8 Cliff Avenue, South Amboy, NJ 08879
(Street) (City) (State) (Zip)

Telephone Numbers: DAY 732-507-2043 EVENING _____

Applicant is a: ☐ Corporation ☐ Partnership ☒ Sole Proprietor ☐ Resident

3. OWNER IF DIFFERENT FROM APPLICANT

If the owner of the property is someone different from the Applicant, then please complete the following:

Owner's Name: _____

Address: _____
(Street) (City) (State) (Zip)

Telephone Numbers: DAY _____ EVENING _____

4. ADDITIONAL PROPERTY INFORMATION

Restrictions, covenants, easements, homeowners/condo association by-laws, existing or proposed on the property:

☐ YES (attach copies and/or copy of deed) ☐ PROPOSED (attach description) ☒ NONE

NOTE: All Deeds Restrictions, covenants, easements, association by-laws, either existing or proposed, must be submitted for review, and must be written in easily understandable English in order to be approved.

Present use of the premises and proposed use (describe in detail):
Convert existing single family dwelling into a two family dwelling

5. APPLICANT'S EXPERTS / REPRESENTATIVES

Applicant Attorney: Lawrence D. Kantor, Esq.
(Name and Firm if Applicable)

Address: 58 West Front Street, Keyport, NJ 07735
(Street) (City) (State) (Zip)

Telephone: 732-264-9300 Fax 732-355-8100

Applicant Engineer: Richard Karl Hauser, PE & LS
(Name and Firm if Applicable)

Address: 307 Main Street, Matawan, NJ 07747
(Street) (City) (State) (Zip)

Telephone: 732-566-0850 Fax _____

Applicant Planning Consultant: _____
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax _____

Applicant Traffic Engineer: _____
(Name and Firm if Applicable)

Address: _____
(Street) (City) (State) (Zip)

Telephone: _____ Fax: _____

6. OTHER EXPERTS

List any other expert(s) who will submit a report and/or testify on behalf of the Applicant.

Name: Ron Grammar Field of Expertise: Architecture

Address: 241 Maple Place Red Bank NJ 07701
(Street) (City) (State) (Zip)

Telephone: 732-842-8021 Fax: _____

7. RELIEF BEING REQUESTED

SUBDIVISION APPROVAL

____ Minor Subdivision

____ Major Subdivision

____ Major Subdivision – Final

____ Number of Lots to be Created

____ Number of Proposed Dwelling Units

Note: A "Plan of Subdivision" must be submitted in accordance with the submission requirements set forth in the Submission Checklist and the Borough of Keyport Ordinance.

SITE PLAN APPROVAL

____ Major Site Plan Approval

____ Minor Site Plan Approval

☒ Preliminary Site Plan Approval (phases – if applicable) _____

☒ Final Site Plan Approval (phases – if applicable) _____

____ Amendment or Revision to an Approval Site Plan (Area to be disturbed – square feet)

____ Request for a Waiver from Site Plan Review and Approval. Reason for Request: _____

OTHER

Informal Review of

✓ Appeal Decision of the Zoning Officer (N.J.S.A. 40:55D-70.a.) Describe nature of appeal: See Denial of Application attached.

Interpretation of Map or Ordinance, or Decisions upon Special Questions (N.J.S.A. 40:55D 70.b.) Explain:

✓ Variance Relief-Hardship (N.J.S.A. 40:55D-70c (1)) Provide Reasons:
Front yard 7.1ft. Instead of 20ft. on Brooks Avenue. This is a pre-existing condition.

Variance Relief-Substantial Benefit (N.J.S.A. 40:55D-70c (2)) Provide Reasons:

Variance Relief-Use (N.J.S.A. 40:55D-70cd) Provide Reasons:

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
Minimum lot area:*	11,038ft.	11,038ft.	5,000ft.
Building coverage limit:*	21.7%	21.7%	40%
Front yard setback:*	25.5ft.	25.5ft.	20ft.
Side yard setback:*	19.8ft.	19.8ft.	6ft.
Rear yard setback:*	40ft.	40ft.	15ft.
Roadway setback:	42.0%	45.1%	60%
Impervious coverage limit:	5	5	5
Parking spaces:*	25.6ft.	25.6ft.	30ft.
Building height:*			

*DENOTES ITEMS REQUIRED ON THE SITE PLAN.

7. SUBMISSION REQUIREMENTS

The Applicant is required to submit each of the following, unless otherwise noted:

- A. Application: - An Original and nineteen (19) copies to the Board Secretary (Total 20) must be submitted (with attached site plan, plot plan, survey and/or other pertinent documents).
- B. Escrow Agreement (Form #1): Sign and submit with original copy of application
- C. Notice of Public Hearing (Form #2): DO NOT MAIL TO PROPERTY OWNERS UNTIL AUTHORIZED TO DO SO BY THE BOARD'S SECRETARY. Submit a draft copy (leaving date of hearing blank) and submit with original application. *(Not required for minor subdivision where no variances are requested)*
- C. Affidavit of Publication - Asbury Park Press: Evidencing that the Notice of Public Hearing (Form #3) was published at least ten (10) days prior to the hearing date: (DO NOT PUBLISH NOTICE IN NEWSPAPER UNTIL AUTHORIZED TO DO SO BY THE BOARD'S SECRETARY) Submit to the Board's Secretary as soon as received by the newspaper. *(Not required for minor subdivision where no variances are requested)*
- D. Affidavit of Service - with attachments (Form #4). Submit to the Board's Secretary along with Original copies of Certified Mail Receipts stamped by the US Post Office as to the date of mailing, and a copy of the Notice of Public Hearing (Form #2) with hearing date.
- E. Tax Payment Certification (Form #5). Submit with Original copy of Application.

8. OTHER APPROVALS, WHICH MAY BE REQUIRED, AND THE DATES THAT PLANS/APPLICATIONS WERE SUBMITTED:

AGENCY OR PERMIT	YES	NO	DATE PLANS SUBMITTED
Borough of Keyport Health Dept	_____	_____	_____
Borough of Keyport Planning Board	_____	_____	_____
Freehold Soil Conservation District	_____	_____	_____
NJ Dept. of Transportation	_____	_____	_____
JCP&L	_____	_____	_____
Other: _____	_____	_____	_____

*NJ Dept of Environmental Protection

*Check nature of approval(s) needed on next page:

_____ Sewer Extension Permit; _____ Sanitary Sewer Connection Permit; _____ Potable Water Construction Permit;
 _____ Stream Encroachment Permit; _____ Wetlands Permit; _____ Tidal Wetlands Permit; _____ Other _____

List of Maps, Reports and other materials accompanying this application (attach additional pages as required for complete listing): _____

Site Plan dated November 21, 2022 _____

Architect Plan dated July 17, 2022 _____

Survey dated May 17, 2022 _____

9. OTHER INFORMATION ATTACHED IN SUPPORT OF YOUR APPLICATION.

(List specific information attached and its importance/significance to your application): _____

10. CERTIFICATIONS

APPLICANT

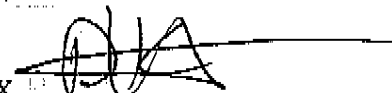
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant that I am authorized to sign the application for the Corporation, or that I am a general partner of the partnership applicant. (If the Applicant is a corporation, this application must be signed by an authorized corporate officer as indicated in a resolution of the corporation which must be attached hereto. If the applicant is a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this

4th day of January, 2023

Deborah A. Lara
NOTARY PUBLIC

DEBORAH A. LARA
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DECEMBER 19, 2026

X 
SIGNATURE OF APPLICANT

Dimitrios Koloniaris
Applicant's Name (Print)

OWNER (IF DIFFERENT FROM APPLICANT)

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made by the applicant, and the decision of the Board in this matter.

Sworn to and subscribed before me this

____ Day of _____, 20____

NOTARY PUBLIC

X _____
SIGNATURE OF OWNER

Dimitrios Koloniaris
Owner's Name (Print)

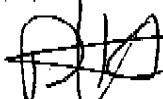
ESCROW AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into this 4th day of JANUARY 2023, by and between the KEYPORT UNIFIED PLANNING BOARD (the "Board") and Dimitrios Koloniaris (the "Applicant").

1. **PURPOSE.** The Board authorizes its professional staff to review, inspect, report to the Board, and study all plans, documents, statements, improvements and provisions submitted by the Applicant to the Board or pursuant to relief granted to the Applicant by the Board. The Board is entitled to reimbursement from an Applicant for all reasonable costs/fees incurred by the Applicants in accordance with N.J.S.A 40:55D-8, and N.J.S.A 40:55D-53 et seq. of the New Jersey Municipal Land Use Law ("MLUL").
2. **ESCROW ESTABLISHED.** The Board, Borough and Applicant, in accordance with the provisions of this Agreement, hereby create an escrow deposit account to be established with the finance office of the Borough of Keyport.
3. **ESCROW FUNDED.** The Applicant, by execution of this Agreement, shall pay to the Borough to be deposited in the account referred to in paragraph 2 above.
4. **INCREASE IN ESCROW AMOUNT DEPOSITED.** If, during the existence of this escrow agreement, the funds deposited into said escrow account are insufficient to cover any voucher or bill submitted by the Board's professional staff, the applicant shall, within fourteen (14) days of receipt of a notice from the Board or the Borough that a deficiency in the escrow exists, provide such funding as required to fund the existing deficit as well as to pay for projected costs and fees associated with the ongoing professional reviews, inspections, etc., pursuant to applicable Borough ordinances governing the same, as well as the MLUL.
5. **DISPUTES AND APPEALS.** Should any disputes arise by and between the applicant and the Borough and/or the Board with respect to either the funding of, or payment from, the escrow account established herein, then the settlement of any and all disputes, including appeals from any decisions made by the Borough and/or the Board regarding such escrow account shall be made as called for by the applicable ordinance of the Borough of Keyport and the provisions of the MLUL.
6. **COLLECTION OF DELINQUENT ESCROW BALANCES.** Should the Applicant fail to adequately and on a timely basis fail to fund its escrow account so that the payment of necessary fees of the Board's professionals can be made in accordance with the law, then the Borough and/or Board shall be entitled to pursue all remedies available at either law of inequity, including but not limited to all amounts due, and simple interest at a rate of 18% per annum on all sums unpaid, beginning from 30 days after the applicant received notice of such deficiencies, if permitted by law. The Borough and/or Board shall be permitted to place a lien against any and

all properties within the Borough owned by the Applicant until such time as all sums due and owed have been paid. The Borough shall also have the right to withhold and/or suspend any building permits, the conduct of construction inspections, the issuance of certificates of occupancy, and other actions, unless and until all escrow deficiencies have been satisfied by the Applicant.

Date: 1/4/2023

X 
SIGNATURE OF APPLICANT

Dimitrios Koloniaris

Owner's Name (Print)

Sworn to and subscribed before me this

4th day of January, 2023


NOTARY PUBLIC

DEBORAH A. LARA
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DECEMBER 19, 2026

Date: _____

BOROUGH OF KEYPORT

Date: _____

BOROUGH OF KEYPORT
UNIFIED PLANNING BOARD

**FORM #2 - NOTICE SERVED ON PROPERTY OWNERS WITHIN 200 FEET OF
SUBJECT PROPERTY:**

**BOROUGH OF KEYPORT, COUNTY OF MONMOUTH
STATE OF NEW JERSEY
NOTICE OF PUBLIC HEARING**

TO: _____ OWNER OF PREMISES LOCATED AT:
6 Hall Place

Also known as Block 103 Lots 69, 70 & 71 in the Borough of Keyport

PLEASE TAKE NOTICE, that the undersigned has filed an application with the Unified Planning/Zoning Board of the Borough of Keyport for the following appeal or form of relief: Site Plan approval for two family residence; variance fro existing setback of 7.1ft instead of 20ft. on Brooks Avenue.

On the premises at 6 Hall Place in the Borough of Keyport, also known as Block 103 Lots 69, 70 & 71 on the tax maps of the Borough. This notice is being sent to you because you are a property owner within 200 feet of the property that is the subject of this application. A public hearing has been set for this application on 20 at 7:00 PM in the Keyport Borough Municipal Building, 70 West Front Street, Keyport, NJ 07735. You may appear either in person, or by agent, or by attorney, and present any objections to the granting of the relief being sought. Copies of the application and all documents, maps or other papers filed in connection with this application are on file in the Office of the Board Secretary in the Borough's Municipal Building and are available for inspection during the Borough's regular business hours.

**BY ORDER FO THE KEYPORT BOROUGH
UNIFIED PLANNING BOARD**

Dimitrios Koloniaris

(Name of Applicant)

**FORM #3 – NOTICE TO BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE
BOROUGH OF KEYPORT**

NOTE: Publication of this notice must appear at least ten (10) days prior to the scheduled hearing date.

**NOTICE OF PUBLIC HEARING
Borough of Keyport Unified Planning Board**

TAKE NOTICE that on the _____ day of _____, 20____, at 7:00 PM, a hearing will be held before the Keyport Unified Planning Board ("the Board") in the Council Chambers at Keyport Borough Hall, 70 West Front Street, Keyport, NJ 07735 on the application of the undersigned for the following form of relief: _____
Site Plan approval for two family residence; variance from existing setback of 7.1ft instead of 20ft. on Brooks Avenue.

Regarding premises known as _____ 6 Hall Place _____ in the Borough of Keyport, also known as Block _____ 103 _____ Lots 69, 70 & 71 _____ on the tax maps of the Borough. This application, along with all maps, papers and supporting documents filed with the application are on file in the Office of the Board Secretary in the Borough Municipal Building and are available for public inspection during the Borough's regular business hours. Any interested party may appear at the hearing in this matter and participate therein, either in person, by attorney, in accordance with the Rules and Regulations of the Board.

**By Order of the Borough of Keyport
Unified Planning Board**

Dimitrios Koloniaris

(Applicant-Print Name)

FORM #7

**NOTICE OF ACTIONS TAKEN BY THE BOARD
BOROUGH OF KEYPORT**

Take notice that on the _____ day of _____, 20____ the Keyport
Unified Planning Board in the County of Monmouth took the following actions:

(Granted / Denied) to (Name) Dimitrios Koloniaris for the property located at

(Address) 6 Hall Place

Keyport, NJ 07735

Block 103, Lots 69, 70 & 71

Approval to (a variance, site plan, preliminary subdivision, minor site plan, etc.) describe
development



Borough of Keyport
ZONING OFFICER
70 WEST FRONT ST
P.O. BOX 60
KEYPORT, NJ 07735
(732) 739-5134
DOLSEN@KEYPORTONLINE.COM

Application Date: 5/24/2022
Application Number: ZA-22-119
Permit Number:
Project Number:

Fee: \$25

Denial of Application

Date: 5/24/2022

To: KOLONIARIS, DIMITRIOS & CYNTHIA
8 CLIFF AVENUE
SOUTH AMBOY, NJ 08879

CC: APP TELE: (732) 507-2045
APP EMAIL: LITOHORO1@OPTIMUM.NET

RE: 6 HALL & BROOK
BLOCK: 103 LOT: 69 QUAL: ZONE: RA

DEAR KOLONIARIS, DIMITRIOS & CYNTHIA,
CONVERT SINGLE FAMILY HOME TO A TWO FAMILY

Your request is hereby denied based upon the following requirements:
NO PLANS PROVIDED. DID NOT INCLUDE THE NUMBER OF BEDROOMS PLANNED, OFF-STREET PARKING SPACES, LOT COVERAGE, HEIGHT OF STRUCTURE, SET BACKS.

The following comments were made during the denial process:

PERMITTED ACCESSORY USES

- A. USES CUSTOMARY AND INCIDENTAL TO PRINCIPAL USE
- B. HOME GARDENING BUT NOT THE RAISING OF LIVESTOCK, POULTRY, OR SIMILAR OBJECTIONABLE ACTIVITIES.
- C. SIGNS SUBJECT TO STANDARDS OF SECTION 25:1-17
- D. PRIVATE GARAGES AND PRIVATE PARKING AREAS.
- E. OTHER ACCESSORY USES AND STRUCTURES CUSTOMARILY APPURTENANT AND INCIDENTAL TO A PRINCIPAL PERMITTED USE, INCLUDING RADIO AND TELEVISION ANTENNA SUBJECT TO SUBSECTION 25:1-15.14
- F. HOME OCCUPATIONS AND HOME PROFESSIONAL OFFICES.

DEAR APPLICANT:

YOUR ZONING APPLICATION HAS BEEN DENIED BASED ON LAND USE REGULATION ORDINANCE. INFORMATION FOR AN APPEAL OF THIS DECISION TO THE PLANNING BOARD CAN BE OBTAINED FROM THE SECRETARY OF THE BOARD. NOTICE OF APPEAL OF THIS DECISION MUST BE FILED WITH THE UNIFIED PLANNING BOARD NO LATER THAN SIXTY-FIVE (65) DAYS FROM THE DATE OF THIS NOTICE.

Sincerely,


DAVID OLSEN, ZONING OFFICER

DEC 19 2022

Borough of Keyport

Office of the Municipal Clerk
Borough of Keyport, New Jersey

December 6, 2022

Lawrence Kantor

58 West Front St

Keyport, NJ 07735

Re: Block 103 lot 69

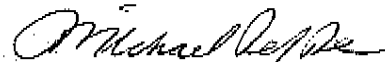
Dear Mr. Kantor,

Attached please find a list of owners with mailing addresses located within 200 ft of the above referenced block and lots located in the Borough of Keyport, as it appears in the 2022 year tax list.

Please note that the Keyport Borough Planning Board also requires that you notify all appropriate utility companies as well. A list of those companies and their addresses are enclosed.

If this office can be of further assistance, do not hesitate to call.

Yours Truly,



Michael Delre, CTA

279

OWNER & ADDRESS REPORT

12/06/22 Page 1 of 6

KEYPORT

103
69

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
100	17		2	BONNETTI, MICHELLE & CZAJKOWSKI, AN 13 HURLEY STREET KEYPORT, NJ 07735	13 E. HURLEY	18
102	1		2	JENNINGS, DARON & AMANDA 17 HURLEY ST KEYPORT, NJ 07735	17 HURLEY ST	
102	2		2	SMITH, STEVE & SHARON P.O. BOX 711 ALLENWOOD, NJ 08720	15 HURLEY	
102	3		2	MATEI, VALENTIN 27 HURLEY STREET KEYPORT, NJ 07735	27 HURLEY & HALL	L4
102	5		1	ZLEMBA, STACEY 43 ATLANTIC ST KEYPORT, NJ 07735	25-27 BROOK	
102	6		1	23 KEYPORT, LLC 931 WEST PARK AVENUE OCEAN, NJ 07742	21-23 BROOK	
102	7		2	17 BROOK REALTY, LLC 33 FERRY STREET SOUTH RIVER, NJ 08882	17-19 BROOK	
102	8		4A	AMEGA HOLDINGS, LLC 19 SHALLOW BROOK RD MORGANVILLE, NJ 07751	11 VAN DORN	
103	13		2	CARTER, CHARLES A 16502 SOUTH TARRANT AVE CARSON, CA 90746	16 BROOK AVE	14,15
103	16		2	LAWSON, BENJAMIN E 24 BROOK AVENUE KEYPORT, NJ 07735	24 BROOK AVENUE	
103	17		2	GONZALEZ, PEDRO 617 WILLOW AVE HOBOKEN, NJ 07030	26 BROOK	
103	18		2	SCHIPA, VICTOR 28 BROOK KEYPORT, NJ 07735	28 BROOK	
103	19		2	ANDERSON, DUPRE 30 BROOK AVENUE KEYPORT, NJ 07735	30 BROOK	
103	20		2	BRUNO, RAYMOND & GARRISON, CHRISTINA 231 ATLANTIC ST UNIT 85 KEYPORT, NJ 07735	32-34 BROOK	21
103	22	C01	2	BILOWUS, THERESA 231 ATLANTIC UNIT 1 KEYPORT, NJ 07735	231 ATLANTIC UNIT 1	
103	22	C02	2	LOVE, SUZANNE 231 ATLANTIC ST UNIT 2 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 2	
103	22	C03	2	VERA, PATRICK & ALANA 231 ATLANTIC ST UNIT 3 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 3	
103	22	C04	2	RODRIGUEZ, JOSEPH A 2 GREGORY ST HAZLET, NJ 07730	231 ATLANTIC ST UNIT 4	
103	22	C05	2	LYCZKOWSKI, JANICE 231 ATLANTIC ST UNIT 5 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 5	

OWNER & ADDRESS REPORT

12/06/22 Page 2 of 6

KEYPORT

103
69

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
103	22	C06	2	ORRICK, MANDY 231 ATLANTIC ST, UNIT 6 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 6	
103	22	C07	2	JEHLE, LOUISE 231 ATLANTIC ST UNIT 7 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 7	
103	22	C08	2	GATEWAY LANDINGS LLC 1242 KNOLLWOOD RD MOUNTAINSIDE, NJ 07092	231 ATLANTIC ST UNIT 8	
103	22	C09	2	CHUDZIK, WILLIAM P 10 BARRIER DRIVE HAZLET, NJ 07730	231 ATLANTIC ST UNIT 9	
103	22	C10	2	KALB, THOMAS E & NANCY E 48 BETHANY RD HOLMDEL, NJ 07733	231 ATLANTIC ST UNIT 10	
103	22	C11	2	AHLEMAYER, KRISTIN 238 MAPLE PL KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 11	
103	22	C12	2	HEYER, ERIC 231 ATLANTIC ST UNIT 12 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 12	
103	22	C13	2	BRAINARD, JOHN R & BARBARA FLANNERY 231 ATLANTIC ST UNIT 13 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 13	
103	22	C14	2	DEPINTO, GIROLMINA 231 ATLANTIC ST UNIT 14 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 14	
103	22	C15	2	NIGRO, MICHAEL 231 ATLANTIC ST UNIT 15 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 15	
103	22	C16	2	DEMAIO, MICHAEL J 231 ATLANTIC ST UNIT 16 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 16	
103	22	C17	2	MABE, ALEXANDER D 231 ATLANTIC ST UNIT 17 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 17	
103	22	C18	2	RODRIGUEZ, JOSE G & CRUZ, MARIA 231 ATLANTIC ST. #18 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 18	
103	22	C19	2	GARRANDER, VALERIE A. 231 ATLANTIC ST UNIT 19 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 19	
103	22	C20	2	STRAETER, WAYNE & CIARA M 231 ATLANTIC ST, UNIT 20 KEYPORT, NJ 33409	231 ATLANTIC ST UNIT 20	
103	22	C21	2	BERG, LAURA 231 ATLANTIC ST UNIT 21 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 21	
103	22	C22	2	INDERWIES, SCOTT L JR & GERBER, DEV 231 ATLANTIC ST UNIT 22 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 22	
103	22	C23	2	CERQUEIRA, MANUEL 231 ATLANTIC ST UNIT 23 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 23	
103	22	C24	2	MURGO, DEBORAH C 231 ATLANTIC ST UNIT 24 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 24	

OWNER & ADDRESS REPORT

12/06/22 Page 3 of 6

KEYPORT

103
69

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
103	22	C25	2	CALABRESE, DAVID C, TRUSTEE 231 ATLANTIC ST, UNIT 25 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 25	
103	22	C26	2	FILIPPONE, DANIEL 231 ATLANTIC ST-UNIT 26 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 26	
103	22	C27	2	MULLAN, ANN 123 EAST RARITAN DRIVE LITTLE EGGS HARBOR, NJ 08087	231 ATLANTIC ST UNIT 27	
103	22	C28	2	MCGARRY, PAUL JAMES 3 WOODLAND ROAD HOLMDEL, NJ 07733	231 ATLANTIC ST UNIT 28	
103	22	C29	2	RUCINSKI, DREW 231 ATLANTIC ST UNIT 29 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 29	
103	22	C30	2	FLORA, SAMANTHA J 231 ATLANTIC ST UNIT 30 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 30	
103	22	C31	2	WU, BARRY & LU, CATHY H&W 231 ATLANTIC ST UNIT 31 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 31	
103	22	C32	2	DLOSTEIN, VERONIQUE 231 ATLANTIC ST, UNIT 32 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 32	
103	22	C33	2	TENDLER, DAVID 231 ATLANTIC ST, UNIT 33 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 33	
103	22	C34	2	DI GIORGIO, DIANE 231 ATLANTIC ST UNIT 34 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 34	
103	22	C35	2	MCCOY, MICHAEL A 231 ATLANTIC ST, UNIT 35 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 35	
103	22	C36	2	RUGGIERO, VINCENT 231 ATLANTIC ST UNIT 36 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 36	
103	22	C37	2	GARLAND, WESLEY 25 JADE LANE CHERRY HILL, NJ 08002	231 ATLANTIC ST UNIT 37	
103	22	C38	2	EWASKA, THOMAS J 231 ATLANTIC ST UNIT 38 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 38	
103	22	C39	2	DE SANTIS, CARMELLA 231 ATLANTIC ST UNIT 39 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 39	
103	22	C40	2	STEVENS, KELLY M 231 ATLANTIC ST UNIT 40 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 40	
103	22	C41	2	LABRADA, MARY B 231 ATLANTIC ST, UNIT 41 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 41	
103	22	C42	2	DECANDIA, MICHAEL 3 STRADFORD RD PARLIN, NJ 08859	231 ATLANTIC ST UNIT 42	
103	22	C43	2	PENARANDA, PRISCILLA 231 ATLANTIC ST, UNIT 43 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 43	

OWNER & ADDRESS REPORT

12/06/22 Page 4 of 6

KEYPORT

103
69

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
103	22	C44	2	SHIPLEY, LINDSIE 231 ATLANTIC ST UNIT 44 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 44	
103	22	C45	2	GATOR BAIT, LLC 231 ATLANTIC ST UNIT 35 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 45	
103	22	C46	2	FAUST, JAMES W III 231 ATLANTIC ST UNIT 46 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 46	
103	22	C47	2	PANG, SARINA 12 NAN TONE COURT COLTS NECK, NJ 07722	231 ATLANTIC ST UNIT 47	
103	22	C48	2	TROPEANO, CHELSEA 231 ATLANTIC ST UNIT 48 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 48	
103	22	C49	2	GREGORY, MICHAEL R & GERALDINE 231 ATLANTIC ST APT 49 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 49	
103	22	C50	2	GUERRIERO, VINCENT & BARBIE R 231 ATLANTIC STREET #50 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 50	
103	22	C51	2	BIVILIO, ROSCHARY 231 ATLANTIC ST UNIT 51 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 51	
103	22	C52	2	IASPARRO, DOMENICK 7 TRIMBLEFORD AVENUE MIDDLETOWN, NJ 07748	231 ATLANTIC ST UNIT 52	
103	22	C53	2	DURHAM, FLORENCE & KARISSA 85 ONYX PLACE MATAWAN, NJ 07747	231 ATLANTIC ST UNIT 53	
103	22	C54	2	SCHIOPPA, LOUIS W 231 ATLANTIC ST UNIT 54 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 54	
103	22	C55	2	TATZMANN, DOROTHY A 231 ATLANTIC ST UNIT 55 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 55	
103	22	C56	2	GENTILE, ALEXANDER C 231 ATLANTIC STREET #56 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 56	
103	22	C57	2	GATSON, CATHRYN 231 ATLANTIC ST., UNIT 57 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 57	
103	22	C58	2	LEHRER, JOEL & ELYSE 231 ATLANTIC ST UNIT 58 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 58	
103	22	C59	2	MCINTOSH, FELICIA J & WILL, STEPHEN 231 ATLANTIC ST UNIT 59 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 59	
103	22	C60	2	BRACKEN, COURTNEY 231 ATLANTIC ST UNIT 60 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 60	
103	22	C61	2	DERECHAIO, JENNA 231 ATLANTIC ST UNIT 61 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 61	
103	22	C62	2	LUBLIN, STUART 231 ATLANTIC ST UNIT 62 KEYPORT, NJ 07701	231 ATLANTIC ST UNIT 62	

OWNER & ADDRESS REPORT

12/06/22 Page 5 of 6

KEYPORT

103
69

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l lots
103	22	C63	2	ST JOHN, CLAUDIA 5 CARLA COURT HOLMDEL, NJ 07733	231 ATLANTIC ST UNIT 63	
103	22	C64	2	SIREL, REBECCA HOMAR 231 ATLANTIC ST UNIT 64 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 64	
103	22	C65	2	DURHAM, KIRK & KARISSA 231 ATLANTIC ST UNIT 65 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 65	
103	22	C66	2	KOMSKI, KIMBERLY 231 ATLANTIC AVE, #66 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 66	
103	22	C67	2	GYURINDAK, ELIZABETH MARIE 231 ATLANTIC ST UNIT 67 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 67	
103	22	C68	2	LAMB, JEANMARIE 231 ATLANTIC ST UNIT 68 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 68	
103	22	C69	2	BEKNATH, ROBERT & ROJAS, VANESSA 14 OLD MANOR RD HOLMDEL, NJ 07733	231 ATLANTIC ST UNIT 69	
103	22	C70	2	BAKLARZ, EDWARD R 231 ATLANTIC ST UNIT 70 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 70	
103	22	C71	2	NOWAK, CHRISTOPHER MATTHEW 231 ATLANTIC ST, UNIT 71 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 71	
103	22	C72	2	ADAMS, LINDA A 27 STATION ROAD MORGANVILLE, NJ 07751	231 ATLANTIC ST UNIT 72	
103	22	C73	2	CASHA, ANTHONY G. 231 ATLANTIC ST UNIT 73 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 73	
103	22	C74	2	DUNPHY, KRIS 231 ATLANTIC STREET #74 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 74	
103	22	C75	2	BUFFOLINO, ANTONINO 22 HOLLY HOUSE DR HELMETTA, NJ 08828	231 ATLANTIC ST UNIT 75	
103	22	C76	2	ATLANTIC 76 PROPERTY, LLC PO BOX 33 HOLMDEL, NJ 07733	231 ATLANTIC ST UNIT 76	
103	22	C77	2	DALLEGGIO, ANTHONY & LAMA 28 RED COACH LANE HOLMDEL, NJ 07733	231 ATLANTIC ST UNIT 77	
103	22	C78	2	SANTELLA, LAUREN & ORR, NICHOLAS 231 ATLANTIC ST. UNIT 78 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 78	
103	22	C79	2	VALERIO, BRYAN T 231 ATLANTIC ST UNIT 79 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 79	
103	22	C80	2	LOPEZ, PAOLA PATINO 231 ATLANTIC ST UNIT 80 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 80	
103	22	C81	2	BROWN, ILAINE C/O B. FARIN 4123 RANGEVIEW DR CHEYENNE WY 82001	231 ATLANTIC ST UNIT 81	

OWNER & ADDRESS REPORT

KEYPORT

12/06/22 Page 6 of 6

103
89

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
103	22	C82	2	DARKE, EUGENE J JR & JOANNA T 1327 LIBERTY AVE. HILLSIDE, NJ 07205	231 ATLANTIC ST UNIT 82	
103	22	C83	2	O'CONNELL, LINDA M, TRUSTEE 214 CANTERBURY LANE MORGANVILLE, NJ 07746	231 ATLANTIC ST UNIT 83	
103	22	C84	2	COMTESS, CHRISTOPHER M 231 ATLANTIC ST, UNIT 84 KEYPORT, NJ 07735	231 ATLANTIC ST UNIT 84	
103	68		15E	GREEN GROVE CEMETERY/MEMORIAL PROP. 600 COUNTY RD. 520 MARLBORO, NJ 07746	GREEN GROVE AVE.	
103	69		2	KOLONIARIS, DIMITRIOS & CYNTHIA 8 CLIFF AVENUE SOUTH AMBOY, NJ 08879	6 HALL & BROOK	70 & 71
103	72		2	DUNFEE, JAMES 616 RIVERWOOD AVENUE POINT PLEASANT BEACH, NJ 08742	4 HALL PLACE	
103	73.01		2	LAWSON, JAMES L 23 HURLEY ST KEYPORT, NJ 07735	23 HURLEY ST	74.01

LIST OF UTILITIES WHICH SERVICE THE BOROUGH OF KEYPORT, NJ
WITH MAILING ADDRESSES AS OF JULY 1, 2013

BELL ATLANTIC/VERIZON

1095 AVE OF THE AMERICAS

ROOM 3137

NEW YORK, NY 10036

JCP&L Real Estate Department

P.O. Box 1911

Morristown, NJ 07962

NEW JERSEY NATURAL GAS COMPANY

1415 WYCKOFF ROAD

WALL, NJ 07719

CABLEVISION

275 CENTENNIAL AVENUE/ CN 6805

PISCATAWAY, NJ 08855-6805

BOROUGH OF KEYPORT

WATER/SEWER DEPARTMENT

70 WEST FRONT STREET

KEYPORT, NJ 07735

ATTN: SCOTT HICKS

FORM #5

TAX PAYMENT CERTIFICATION

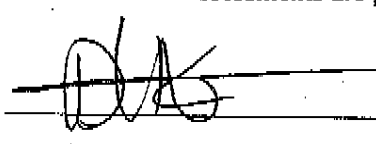
Pursuant to the New Jersey State Law, Chapter 174 of 1987, N.J.S.A. 40:55D-39e and N.J.S. 40:55D 65h, an applicant may be required to furnish proof that no taxes or assessments of local improvements are due or delinquent on the property for which any relief is being sought through the Unified Planning Board of the Borough of Keyport. An applicant must complete Section I of this form and request the Keyport Borough Tax Office to complete Section II which verifies that no taxes or assessments are due. When completed, the applicant should attach this form to the originally signed application that is to be submitted to the Board secretary.

SECTION I (To be completed by applicant):

I Dimitrios Koloniaris residing at 8 Cliff Avenue, South Amboy, NJ 08879 and making an application for the following relief before the Unified Planning Board of the Borough of Keyport:

Regarding property known as Block 103 Lot(s) 69, 70 & 71 on the Tax Map of the Borough of Keyport, located at: 6 Hall Place whose owner of the record is Dimitrios & Cynthia Koloniaris, who resides at 8 Cliff Avenue, South Amboy, NJ 08879. I request the Tax Collector of the Borough of Keyport to determine if all taxes and/or assessments are paid on the property that is the subject of my application.

DATE OF REQUEST: 1/4/2023

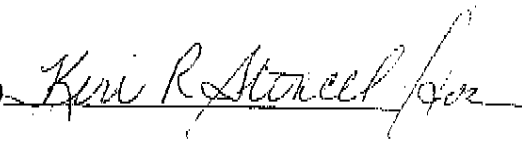

(Applicant's Signature)

SECTION II (To be completed by the Keyport Borough Tax Collector)

I certify that:

- ☒ All taxes are paid up-to-date on the above referenced property
☒ All assessments due have been paid
☐ The following are delinquent and past due: _____

Date: 1/4/2023

(Tax Collector) 

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

DIMITRIOS KOLONIARIS

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax

classification (required): ☒ Individual/sole proprietor ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

☐ Other (see instructions) ▶

☐ Exempt payee

Address (number, street, and apt. or suite no.)

8 CLIFF AVENUE

City, state, and ZIP code

SOUTH AMBOY NJ 08879

Requester's name and address (optional)

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

158 - 21 - 5535

Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign
Here

Signature of
U.S. person

Date ▶

1/4/2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.